

8 February 2024

Custodian Property Income REIT plc

("the Company")

Directors' purchase of ordinary shares

Custodian Property Income REIT plc (LSE: CREI), which seeks to deliver an enhanced income return by investing in a diversified portfolio of smaller, regional properties with strong income characteristics across the UK, announces the purchase of ordinary shares in the Company by certain of its Independent Non-Executive Directors.

Director	Number of shares purchased	Consideration £000
David MacLellan	144,500	101
Chris Ireland	72,155	50
Malcolm Cooper	70,300	50
	286,955	201

Following these purchases, the Directors' interests in ordinary shares of the Company are:

	Number of shares	% holding
Ian Mattioli ^[1]	6,069,506	1.38%
David MacLellan	144,500	0.03%
Chris Ireland	122,500	0.03%
Malcolm Cooper	115,300	0.03%
Elizabeth McMeikan	20,400	0.00%
Hazel Adam	19,566	0.00%
	6,491,772	1.47%

The Directors of the Company are satisfied they are not in possession of any inside information which has not already been notified via a Regulatory Information Service.

Disclosure required by Article 19.3 of Regulation (EU) No. 596/2014 on market abuse (the "Market Abuse Regulations") regarding these purchases is set out below.

Notification and public disclosure of transactions by persons discharging managerial responsibilities and persons closely associated with them

The Company was notified on 7 February 2024 of the following transactions by Non-Executive Directors of the Company relating to the purchase of ordinary shares.

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Names	David MacLellan Chris Ireland Malcolm Cooper
2	Reason for the notification	
a)	Position/status	David MacLellan - Non-Executive Director

		Chris Ireland - Non-Executive Director Malcolm Cooper - Non-Executive Director
b)	Initial notification /Amendment	Initial Notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Custodian Property Income REIT plc
b)	LEI	2138001BOD1J5XK1CX76
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted	
a)	Description of the financial instruments, type of instruments	Ordinary Shares of 1 pence per share
	Identification code	GB00BJFLFT45
b)	Nature of the transactions	Purchase of Shares

c)	Price(s) and volume(s)	Director	Price	Volume
		David MacLellan	70.1 pence	144,500
		Chris Ireland	69.3 pence	72,155
		Malcolm Cooper	70.8 pence	70,300

d)	Aggregated information	
	- Aggregated volume	286,955
	- Weighted average price	70.1 pence
e)	Nature of the transactions	Purchase of shares
h)	Date of the transactions	7 February 2024
i)	Place of the transactions	London Stock Exchange

This announcement contains inside information for the purposes of Article 7 of EU Regulation 596/2014. Upon publication of this announcement, this information is now considered to be in the public domain.

- Ends -

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[1] Comprising shares held by Ian, his close family and a charitable trust under his control.

The issuer is solely responsible for the content of this announcement.

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OAM Categories: 3.1. Additional regulated information required to be disclosed under the laws of a Member State

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